Karen Johnson
Batch # 1306467
08/06/2025 02 43 07 PM
Fees $13 00 Taxes $2,497 50

Davidson County
DEEDWARR
2 pgs

20250806-0062529

RECORD AND RETURN TO.
Limestone Title, LLC
580 Franklin Rd.
Suite 203
Franklin, Tennessee 37069
File No. LTL-32025-25

Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #: T-BR-25801

WARRANTY DEED

SYDNEY GLEAVES
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 01-04-2027

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $675,000 00

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 4th day of August, 2025

NOTARY PUBLIC

My commission expires

THIS INSTRUMENT PREPARED BY
Limestone Title, LLC, 580 Franklin Road, Suite 203, Franklin, Tennessee 37069

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Warwick Marine Limited Partnership 801 Melpark Court Nashville, TN 37204	Same address as new owner	105-14-0N-003-00

FOR AND IN CONSIDERATION of the sum of SIX HUNDRED SEVENTY FIVE THOUSAND AND 00/100 Dollars ($675,000.00) and other good and valuable consideration, cash in hand paid by the hereinafter named Grantee, the receipt of which is hereby acknowledged; the undersigned, **KENNETH J. ADLER, TRUSTEE OF THE ADLER FAMILY TRUST**, hereinafter called the Grantor, has bargained and sold and by these presents do hereby transfer and convey unto, **WARWICK MARINE LIMITED PARTNERSHIP, A NEVADA LIMITED PARTNERSHIP**, hereinafter called the Grantee, its successors and assigns forever, that certain parcel of real estate situated in Davidson County, Tennessee, and being further described as follows, to-wit:

Land situated in Davidson County, Tennessee, being Unit 3, as established in Declaration of Covenants, Conditions and Restrictions for Melpark Townhomes, a Horizontal Property Regime with Private Elements of record at Instrument No 20151222-0128613, as amended by Instrument No. 20160106-001307, in the Register's Office of Davidson, Tennessee with Plat attached as Exhibit "C" to which Declaration reference is hereby made for a more particular description of said property

Being the same property conveyed to Kenneth J. Adler, Trustee of the Adler Family Trust from Melpark Partners, LLC, a Tennessee Limited Liability Company, by Special Warranty Deed dated June 29, 2016, and recorded July 5, 2016, in Instrument Number 20160705-0068747, said Register's Office.

This conveyance is made subject to all matters as shown in Declaration of Covenants, Conditions and Restrictions for Melpark Townhomes, a Horizontal Property Regime with Private Elements of record at Instrument No. 20151222-0128613, as amended by Instrument No. 20160106-001307, to any and all restrictive covenants and/or easements of record in the Register's Office for Davidson County, Tennessee; and to the zoning and subdivision regulations of the appropriate governmental body.

This is improved property known as 801 Melpark Court, Nashville, TN 37204

TO HAVE AND TO HOLD said real estate, together with all of the appurtenances, estate and title thereunto belonging, unto the said Grantee, its successors and assigns, forever.

The undersigned covenant with the said Grantee that he is lawfully seized and possessed of said real estate, that he has a good right to convey the same; and that it is unencumbered except by lien of the current year property taxes, which taxes are being prorated between the parties, the payment thereof will be the responsibility of the Grantee.

The undersigned further covenant and bind himself, his heirs and assigns, forever to warrant and defend the title to said real estate unto the said Grantee, its successors and assigns, against the lawful claims of all persons, whomsoever.

WITNESS MY HAND, this 4th day of August, 2025.

GRANTOR:

The Adler Family Trust

By._____
Kenneth J. Adler, Trustee

STATE OF TENNESSEE
COUNTY OF Williamson

Personally appeared before me, a Notary Public, Kenneth J Adler, Trustee of the Adler Family Trust, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained

WITNESS my hand and seal, this the 4th day of August, 2025.



_____
Notary Public

Tisha C. Baldwin
Printed Notary Name

My commission expires 11.28.26